

TO LET

BAYS 1 – 5 BUILDING 9, STANMORE BUSINESS PARK
BRIDGNORTH, WV15 5HP



INDUSTRIAL/WAREHOUSE

11,811 - 61,847 sq ft (1,097.30 - 5,745.65 sq m)
(Approx. Total Gross Internal Area)

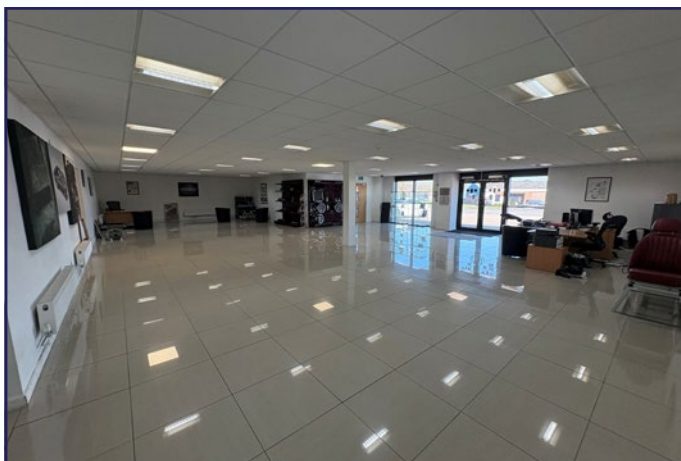
- Popular business park
- Good access links
- Available as a whole or separately

LOCATION

The property is located on the well-established and popular Stanmore Business Park. The park comprises industrial and office accommodation of varying sizes in a rural setting with occupiers including Grainger and Worrall, Clive Cowern Transport Services and TVS Cars.

The Business Park is accessed off the A454, approximately 1 mile East of Bridgnorth Town Centre.

National Motorway access is provided at Junction 5 of the M54, approximately 12 miles distant via the A454.



DESCRIPTION

The property comprises a detached 5 bay industrial/warehouse of steel portal frame construction with associated show room, office, and W.C facilities to the front.

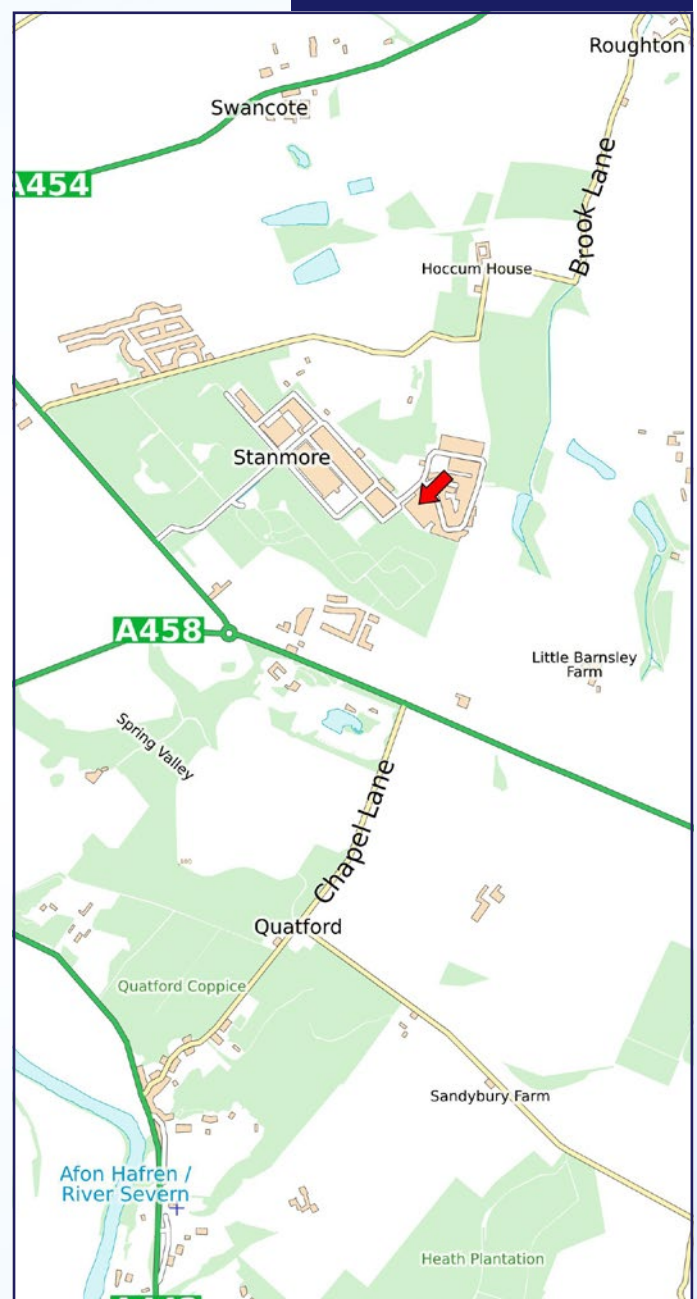
Each bay has an eaves height of approximately 4.11 metres and vehicular access is provided by up and over doors to the front and/or rear of the unit.

Externally, concrete car parking and loading areas are provided directly to the front and rear of all units.

The units were previously occupied by a single occupier but can be split if desired.

The park benefits from an estate office, CCTV and out of hours/ weekend security.

POSTCODE: WV15 5HP



ACCOMMODATION

	SQ M	SQ FT
Bay 1	1,097.30	11,811
Bay 2 (inc ground and first floor offices)	1,328.71	14,303
Bay 3	1,105.41	11,899
Bay 4	1,107.48	11,921
Bay 5	1,106.75	11,913
TOTAL Approx. Gross Internal Area	5,745.65	61,847

TENURE

The property is available as a whole or in part by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

BUSINESS RATES

Rateable Value (2026): £260,000

EPC RATING

On application

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further information is available upon request from agents.

BUILDINGS INSURANCE

The Landlord will insure the building and re charge the Tenant accordingly. Further information is available upon request from agents.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

ANTI-MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



VIEWING Strictly via the joint agents

HARRIS LAMB

Sara Garratt

sara.garratt@harrislamb.com
07876 898 280

Charles D'Auncey

charles.dauncey@harrislamb.com
07747 897 866

KINGSBRIDGE PROPERTY MANAGEMENT

Tel: 01746 765221

Jon Hickman

jhickman@kingsbridgeproperty.co.uk



SUBJECT TO CONTRACT Ref: G008140 Date: 03/26

✉ info@harrislamb.com

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.